

# 32.44 ACRE HORSE FACILITY

1003 Lamkin Road, Mineral Wells, Parker Co., Texas 76067



A nice 16 stall horse barn, with 2 rollup doors, office, break room, apartment, tack room, and wash bays. An impressive 300x130 covered arena, with extras. A 140x140 outdoor cutting pen, and 2 breaking pens.



A 4-horse panel walker, many traps / paddocks, and loafing sheds. A 3-2.1-2 remodeled brick home with a metal roof. A doublewide laborer's quarters, pipe and V-mesh fencing, two water wells & storage tanks. Great soil and coastal bermuda pasture. Minerals available. Paved county road on two sides. \$1,395,000.

Office 940-682-4993  
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**MAC A. COALSON**  
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### **1003 Lamkin Road, Mineral Wells, Parker Co., Texas 76067**

- LOCATION:** Approximately 25 minutes west of Weatherford, on a paved county road.
- TERRAIN:** Gently sloping to rolling sandy loam soil, with 20 acres in coastal hay pasture. Large, scattered oaks trees.
- IMPROVEMENTS:** 16 Stall Horse barn - T-shaped with four large drive in doors and fully insulated. Stall details - 16 stalls, 12-(14x14) & 4-(20x14) with Dutch (split) doors for outside runs. All with soft mattresses and rubber flooring for comfort and health, automatic Nelson waterers with matching stainless-steel feeders. Windows and screens throughout. Fans in every stall, concrete floor alley way, large hay storage area and steel grain bins, two bunkhouse rooms with shared bathroom, full kitchen with washer, dryer, stove, dishwasher, and half bath. Custom office with built-ins. Three wash bays with vet stocks with anti-bacterial easy-clean rubber flooring. 2 bedroom, 1 bath apartment. Break room with kitchen, 1/2 bath, and a laundry closet. A spacious tack room built for a professional trainer with a 16-foot swinging door for easy access/saddling. A covered breezeway leading to arena, and cupolas with heat exhaust fans. Covered Arena - 300X130 arena with overhangs, and a fiberglass "Cutting Critter" with the track hung from ceiling trusses for ease of multiple use. Two strong 65-foot gates which cut the arena in half. Automatic team roping chute with boxes that are recessed behind the arena with stripping chute on opposite ends. Covered cattle pens on both ends with cattle return lane. Three Big Ass fans. 140 x 140 outdoor cutting pen. A 4 horse, programmable free flow walker, four spacious feedlots with cattle chute, loading chute, and automatic waterers. Twelve permanent traps with automatic waterers, covered shelters, and lush grass. Two breaking pens of 50 and 60 feet. Submersible pump to water arenas. Pipe and V mesh fencing for the property perimeter. Main House - A custom built brick home, featuring 3 bedrooms, 2 baths, 2 car garage, built in 1984. Beautiful wood laminate floors and tile flooring, primarily textured walls. A metal roof with guttering. A beautiful kitchen featuring stainless steel appliances, pine cabinetry, a chopping block island, electric cooktop, and an adjoining breakfast area with a bay window. A formal dining room. A large master bedroom, an en suite master bath with a tub/shower combination. A comfortable living and warm living room. A playroom / den with a brick fireplace & built ins. A laundry room, and a two-car garage. A huge concrete back yard patio with a large ornate pergola. An additional extra shop/garage/parking building - 50x30 with a 12-foot overhang. Other Improvements - A doublewide trailer, 3-bedroom, 2.1 bath, with a fenced-in yard, for employee housing. Automatic gates at ranch entrances, and chip and seal driveways to the house and barns. Three trailer plug-ins.
- WATER:** Two wells with water systems and storage. Two water storage systems. Three stock ponds with fish.
- TAXES:** \$7,633.83, with agricultural exemption.
- MINERALS:** It is believed Seller owns 1/2 minerals and 1/8 royalty, which will be conveyed at closing and funding. No existing production.
- COMMENTS:** Outstanding covered arena, horse barn, and excellent productive soil.
- PRICE:** \$1,395,000.00 - Not including equipment, supplies, feed, tools, tack, etc.

ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.

















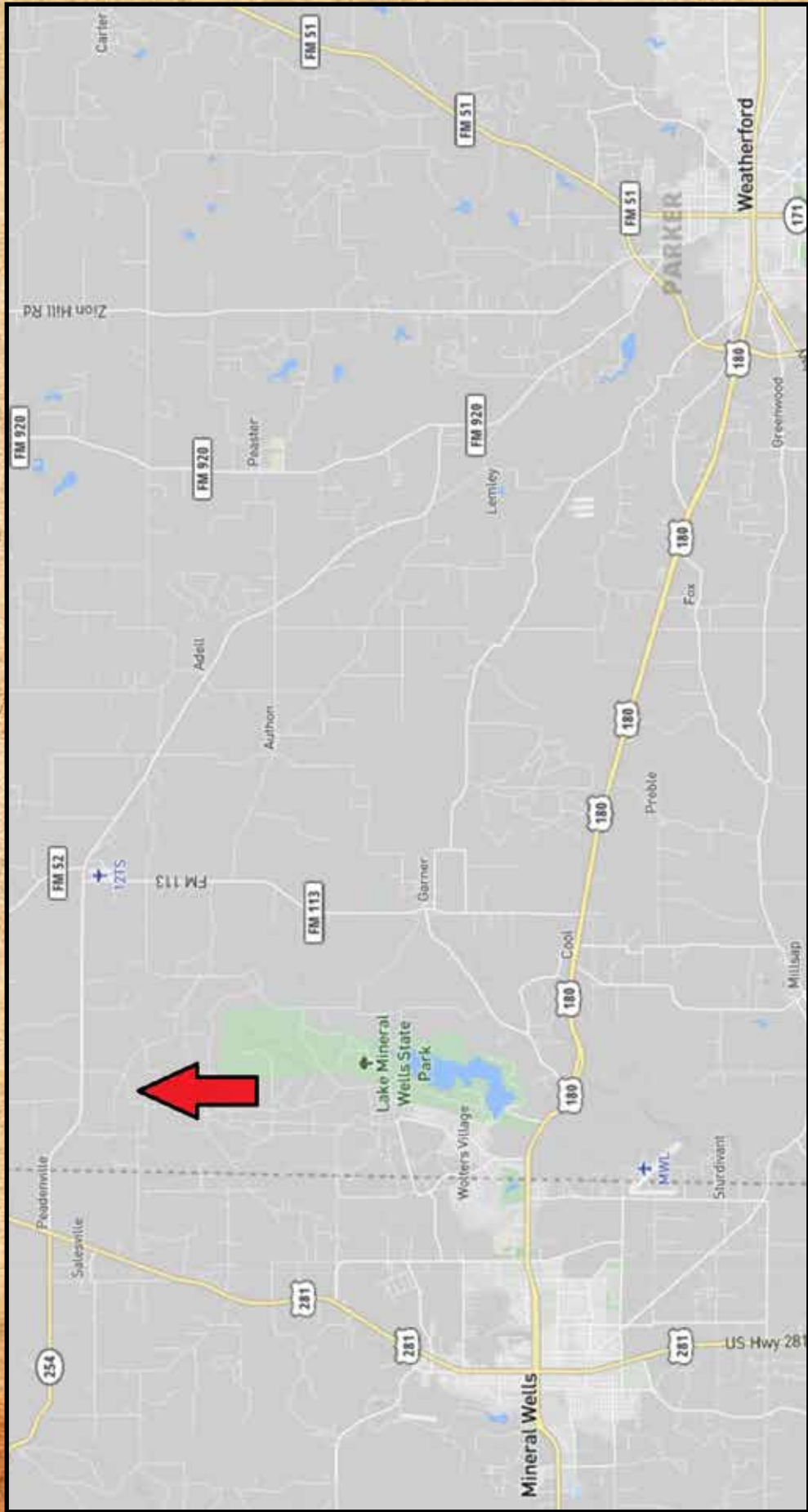








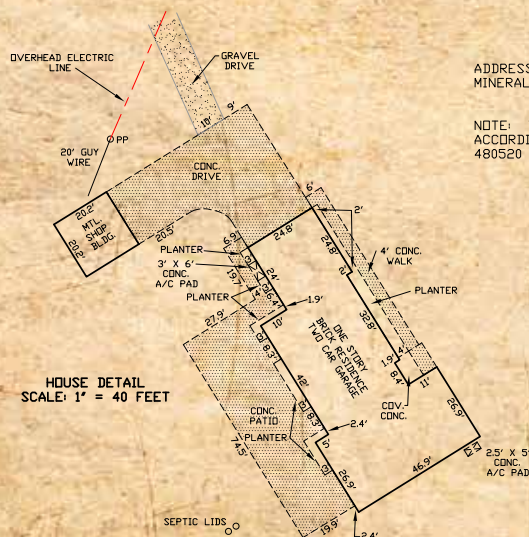
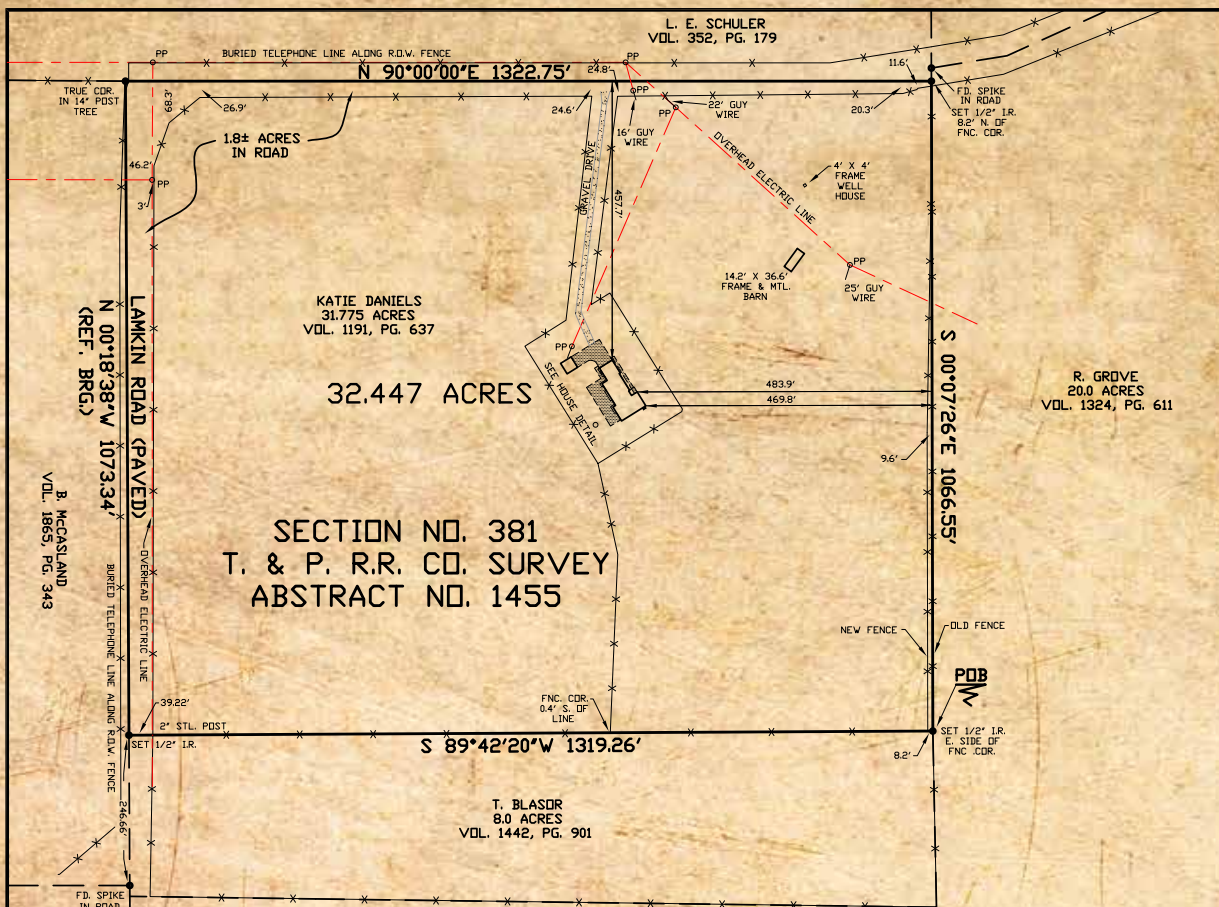












ADDRESS: 1003 LAMKIN ROAD  
MINERAL WELLS, TEXAS 76067

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. COMMUNITY PANEL NO.  
480520 0100 B, DATED 09-27-91.

### PLAT OF SURVEY AND IMPROVEMENTS

OF A 32.447 ACRES TRACT OF LAND OUT OF SECTION NO. 381, T. & P. R.R. CO.  
SURVEY, ABSTRACT NO. 1455, PARKER COUNTY, TEXAS.

CERTIFIED CORRECT AS SURVEYED ON THE GROUND.  
NO ENCROACHMENTS EXCEPT AS SHOWN: NOVEMBER 30, 2004.

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492.  
PRICE SURVEYING, 103 S. DAK AVENUE, MINERAL WELLS, TEXAS 76067.  
940-325-4841 JN04486 FN041202







Lamkin Road

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